



APPROVED MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, October 5, 2005 at 7:30 P.M.
West Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale

CALL TO ORDER

ROLL CALL

Members Present: Vice Chair Dawn Hopkins; Chair Rose Kausek; Comm. Neil Love;
Comm. Jane Shoemaker

Staff: Royston, Hanamoto, Alley, & Abby Consultants; Gerri Caruso, Principal Planner;
Troy Fujimoto, Associate Planner; Luis Uribe, Staff Office Assistant

Members of the public: Mary & Russell Schaad; Dennis Moreno, MGM Real Estate,
Merdad Rhabar, Bank of America; Edwin O'Farriell; Jane Morris, Owner of 199 N
Sunnyvale Ave; Chris Ferrato, Intero Real Estate Services.

CONSENT CALENDAR

A. Approval of the August 18, 2005 Draft Minutes

Chair Rose Kausek deferred the August 18, 2005 Minutes to the next scheduled meeting of November 9, 2005.
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SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

None

PUBLIC HEARINGS/GENERAL BUSINESS

A. 2005-0552 – Application for a Mills Act Contract for a City of Sunnyvale Local Landmark property (Collins-Scott Winery) on a 9,460 square foot site. The property is located at **775 Cascade Drive** in an R-1 (Low-Density Residential) Zoning District. (APN: 323-05-002) SL (Continued from 8/17/05 HPC Meeting Agenda)

Comm. Shoemaker had done a site visit and feels that the current owners have done a great job maintaining the property. She noted that the property is marvelous example of a Heritage Landmark.

Chair Kausek asked the applicant if the applicant was planning to rent the property. She asked if they had an itemized list of items that would be rennovated.

Russell Schaadt, applicant, described the history of the property. He noted that the front of the house was the heritage portion. He has done some miner repairs since they had purchased it in 1989 and wants to conduct some more upgrades to the property.

Comm. Shoemaker asked if the applicant has a timeline available for the repairs as stated on the staff report as a condition of approval. Mr. Schaadt responded that they understood that they would work on a schedule of work to be done after they receive approval from the Commission.

Vice Chair Hopkins clarified that a timeline would be a condition of approval.

<p>Comm. Dawn Hopkins made a motion to approved item 2005-0552 with Conditions of Approval and recommendations from staff. Comm. Shoemaker seconded. Motion carried 4 - 0</p>
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Ms. Caruso noted that the decision is final unless appealed to the Planning Commission within 15 days.

B. 2005-0799 – Application for a Resource Allocation Permit to consider the potential historic significance of a single family home and accessory building. The property is located at **1029 Ranere Court** in an R-0 (Low-Density Residential) Zoning District (APN: 201-03-041). TF

Troy Fujimoto, Associate Planner presented the staff report. He explained that the Resource Allocation Permit is to consider the potential historic significance of a single family home and accessory building which are listed as part of the Sunnyvale Heritage Resources Inventory. He recommended that the purpose of the Commission is to determine whether the single-family residence has historic significance and the accessory building does not have historic significance.

Chair Kausek opened the public hearing.

Edwin O'Farriell, speaking on behalf of the owners, who purchased the property in 1998 primarily because of the lot size. The property has a lot of maintenance problems such as poor plumbing and a leaking roof. He noted that Ms. Citraro would like to eventually subdivide the lot since her husband has passed away and no longer needs the large lot. Mr. Farrel feels that the property is no longer unique considering there is a replica of the home in Mountain View. He further stated that the property was put on the historical resource list due to the agricultural association at the time and had no significance to the structural architecture of the home.

Comm. Love, was curious about the relationship between Mr. Farriell and the owner.

Mr. O'Farriell noted that he is an architect and real estate broker and has worked with the Citraros in the past.

Comm. Shoemaker, feels that there is enough space on the property to add another building if it was needed and the current home should not be demolished but saved. She noted that it should be kept on the Historic Landmark list due to its significance. She noted that homes should not be demolished just for the owner's convenience, but that the owner should change homes. She stated that this home in particular is old and historic which is unique to the community.

Mr. O'Farriell stated that the Citraro's did not plan on demolishing the home but to just take it off the Historic Landmark list. He also noted that it would be a financial burden for Ms. Citraro to maintain the home.

Comm. Love noted that he understands Ms. Citraro's situation but he did note that the Commission's decision tonight is to determine the historical significance of the home.

Vice Chair Hopkins was curious if the owner had any knowledge at the time of sale of its historical significance.

Mr. O'Farriell noted that, as a real estate broker, the Citraro's should have been notified at the time of purchase that the home was determined as a historic landmark.

Comm. Love further noted that they have to stay within their scope and to only decide if the home is historically significant or not.

Laura Babcock, Planning Commissioner, wanted the Commission to keep the home on the historic resource list and feels that it can be maintained well and encourages a denial vote.

Chair Kausek closed the public hearing.

Chair Kausek stated her hesitation to take any properties off the Historical Resource list because the City has a few properties that qualify as being Historical.

Comm. Hopkins, agreed with Chair Kausek and reiterated that she does not feel that a deteriorating house is a good enough reason to take a property off the Historical Resource list.

Comm. Shoemaker made a motion to Alternative # 1 of the staff report and determined that that home does have local Historical significance and that the accessory utility building does not have any historical significance. Comm. Love seconded. Motion carried 4 – 0.

Ms. Caruso noted that the decision is final unless appealed to the City Council within 15 days.

C. 2005-0845 - Application for a Resource Allocation Permit to consider the potential historic significance of a single family home. The property is located at **199 North Sunnyvale Avenue** in an R-2 (Low-Medium Density Residential) Zoning District (APN: 204-49-001). TF

Troy Fujimoto, Associate Planner presented the staff report. He explained that this Resource Allocation Permit is to consider the potential historic significance of a single family home, which is listed as part of the Sunnyvale Heritage Resources Inventory. He noted that the home was owned by Otis Raines, who owned one the first Chevrolet dealership in the County, and who was also Sunnyvale's mayor in 1946. He recommended the Commission to determine that the single-family residence does not have historic significance and proposed removal from the City Heritage Resource Inventory.

Comm. Hopkins asked staff about the report. She asked staff how an area gets taken off or onto the City Heritage Resource Inventory list.

Ms. Caruso gave explanation to Comm. Hopkin's question.

Comm. Love asked staff for clarification regarding to what is considered historic or not. He asked if the historic designation has to do with the area or the property itself.

Mr. Caruso gave clarification to Comm. Love regarding the history of the City's Heritage Resource Inventory list.

Chair Kausek opened the public hearing.

Merdad Rahbar, applicant, stated that he is in the process of purchasing the property. He noted that if he did own the home, he would take good care of the home. He noted that he has an offer to purchase the property contingent that the home would be open for demolishing.

Comm. Shoemaker, asked if there are any options for relocating or saving the property if it is planned for demolition.

Chris Ferrato, Intero real estate agent, noted that the prospective buyer was told about the historical significance. He further stated that if someone is interested in moving the structure off to another location then they would be agreeable to have it moved.

Vice Chair Hopkins asked staff if the property would be saved if it was taken off the list and how that issue would be conditioned. Ms. Caruso clarified.

Laura Babcock, stated that the property is a simplified version of a Historic resource.

Chair Kausek closed the public hearing.

Comm. Shoemaker made a motion to approve item 2005-0552 with alternative # 2 of the staff report and to add a condition for the owner to offer the home for a period of time to anyone who is willing to salvage it. Comm. Hopkins seconded. Motion carried unanimously 4 – 0.

Ms. Caruso noted that the decision is final unless appealed to the City Council within 15 days.

D. Discussion of Potential Study Issues for 2005

Ms. Caruso noted past study issue items from last year including the geocaching project.

- Hiring a consultant to Identify potential Historic districts

Vice Chair Hopkins recommended hiring an outside consultant to review historic landmarks to potentially save historical areas of significance. She also noted another study issue to consider to save and/or maintain historic homes.

- Resources to prepare Outreach Material.

The Commission noted a study to outreach Historic Resource owners about the responsibilities and limits of their property.

Ms. Caruso clarified that if a property is truly historic, an EIR (Environmental Impact Report) would have to be created by a consultant and reviewed for 45 days before the City Council consideration.

NON-AGENDA ITEMS AND COMMENTS

A. Staff Follow-Up: None

B. Next HPC Meeting Date: November 9, 2005

ADJOURNMENT

The meeting at adjourned at 10:00 PM

Submitted By:

Gerri Caruso, Principal Planner